

**LAKE COUNTY ZONING BOARD**

**July 5, 2006**

**AGENDA**

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, July 5, 2006**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, July 25, 2006**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

**BOARD OF COUNTY COMMISSIONERS MEMBERS:**

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

**ZONING BOARD MEMBERS**

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

**COUNTY REPRESENTATIVES**

Ms. Cindy Hall, County Manager  
Mr. Sanford A. Minkoff, County Attorney  
Ms. Melanie Marsh, Deputy County Attorney  
Ms. LeChea Parson, Assistant County Attorney

**GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES**

Ms. Carol Stricklin, AICP, Director, Department of Growth Management  
Ms. Amye King, AICP, Deputy Director, Department of Growth Management  
Mr. R. Wayne Bennett, AICP, Planning Director, Planning & Development Services  
Mr. Brian Sheahan, Chief Planner, Planning & Development Services  
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services  
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services  
Ms. Stacy Allen, Senior Planner, Planning & Development Services  
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
 July 5, 2006  
 AND  
 LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
 July 25, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member or member of the public.

PH#65-06-1	Robert T. Sheets	1	#79-06-Z
PH#67-06-1	Hart Construction & Development Inc. <b>Sammy D. Hart</b>	2	#81-06-Z
PH#68-06-3	Ferndale Baptist Church	3	#82-06-CFD
CUP#06/7/3-2	Kristie Maples / Brett Jones Superior Concrete Construction LLC <b>Brett Jones</b>	4	#87-06-CUP <b><u>WITHDRAWN</u></b>
PH#72-06-3	Jon Roberts <b>Sharon Farrell, Land Use Associates, LLC</b>	5	#86-06-Z
PH#66-06-5	David Reed / Cherrywood Cove <b>Sharon Farrell, Land Use Associates</b> <b>Bruce Duncan, Esq.</b>	6	#80-06-PUD
PH#71-06-1	Vorlon LLC <b>Steven J. Richey, P.A.</b>	7	#85-06-CUP
CUP#06/7/2-4	James & Janice Young	8	#84-06-CUP
CUP#02/5/4-3	Barbara Shelley / Shelley's Septic	11	#89-06-CUP/REV

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#48-06-2	Kanta Deeying <b>Guy Grayford</b>	9	#54-06-Z
PH#16-06-3	Jim Lyden & Don Nicholson <b>Craig Kosuta &amp; Associates</b>	10	#24-06-PUD/AMD

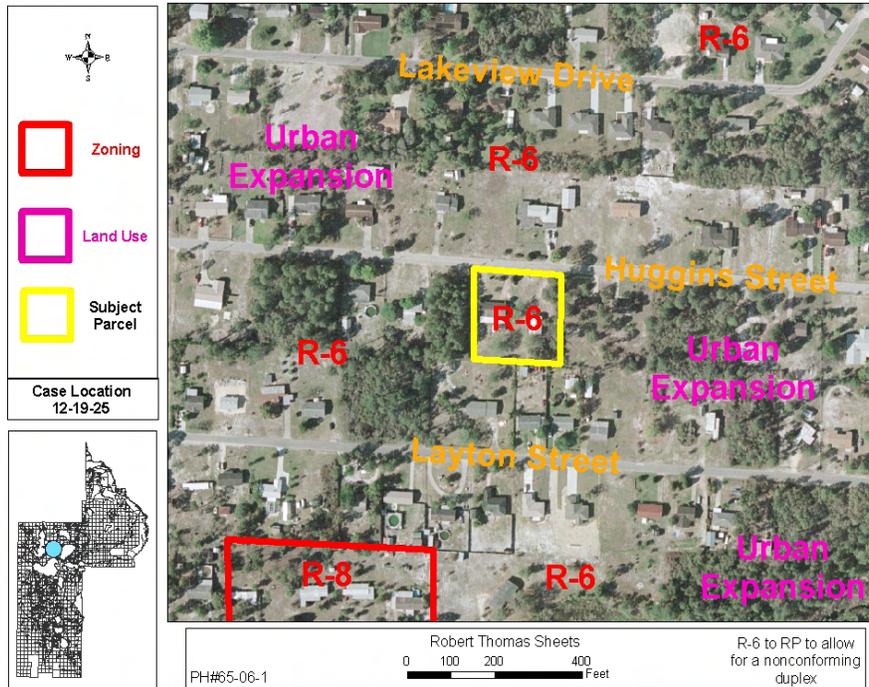
**TRACKING NO.: #79-06-Z**

**CASE NO: PH#65-06-1**

**AGENDA NO: #1**

**OWNER: Robert T. Sheets**

**GENERAL LOCATION:** Haines Creek area – Property lying approx. 2-1/2 miles N of the intersection of US Hwy 441 and CR 473, E of Haines Creek Rd, S of Huggins St, and N of Layton Street.



**APPLICANT'S REQUEST:** A request for rezoning from R-6 (Urban Residential) to RP (Residential Professional) to allow the addition of a pool & deck to the existing residence.

**SIZE OF PARCEL:** .92 +/-ac

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Approval

**TRACKING NO.: #81-06-Z**

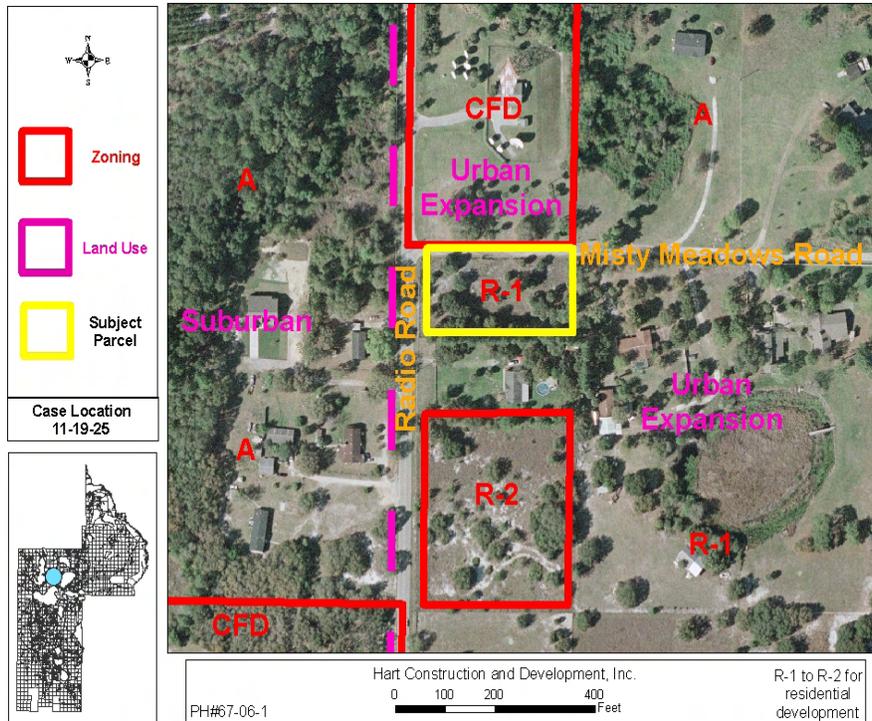
**CASE NO: PH#67-06-1**

**AGENDA NO: #2**

**OWNER:** Hart Construction & Development Inc.

**APPLICANT:** Sammy D. Hart

**GENERAL LOCATION:** Bassville Park area – Property lying SE'ly of the intersection of Radio Road and Misty Meadows Rd, a non-county maintained road.



**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from R-1 (Rural Residential) to R-2 (Estate Residential) to allow for two (2) single-family residential lots.

**SIZE OF PARCEL:** 1.122 +/- acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Approval

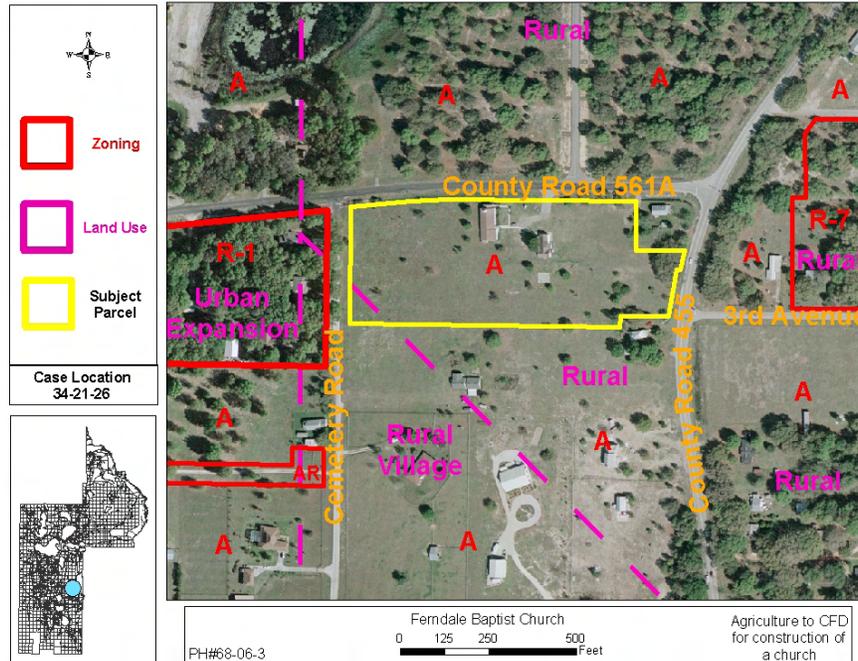
TRACKING NO.: #82-06-CFD

CASE NO: PH#68-06-3

AGENDA NO: #3

OWNER: Ferndale Baptist Church

**GENERAL LOCATION:** Ferndale area – Property lying directly S of CR 561A, E of Grace Ridge Rd and W of CR 455.



**APPLICANT'S REQUEST:** A request for rezoning from A (Agriculture) to CFD (Community Facility District) to allow the construction of a church and associated uses.

**SIZE OF PARCEL:** 7 +/- acres

**FUTURE LAND USE:** Rural

**STAFF'S RECOMMENDATION:** Approval

**TRACKING NO.: #87-06-CUP**

**CASE NO: CUP#06/7/3-2**

**AGENDA NO: # 4**

**OWNER: Kristie Maples**

**APPLICANT: Superior Concrete Construction, LLC / Brett Jones**

**GENERAL LOCATION:** South Lake County / Green Swamp Area – Property lying approximately 1 mile SW'ly of the intersection of CR 561 and SR 33, on the W side of the road.

**[ NO IMAGE AVAILABLE / APPLICATION CANNOT BE PROCESSED]**

**APPLICANT'S REQUEST:** A request for a Conditional Use Permit in A (Agriculture) to allow for storage, warehouse, office, guard quarters, transport and parking area, and future placement of a cellular tower, in connection with the operation of a concrete business.

**SIZE OF PARCEL:** 8.62 +/-acres

**FUTURE LAND USE:** N/A

**TRACKING NO.:** #86-06-Z

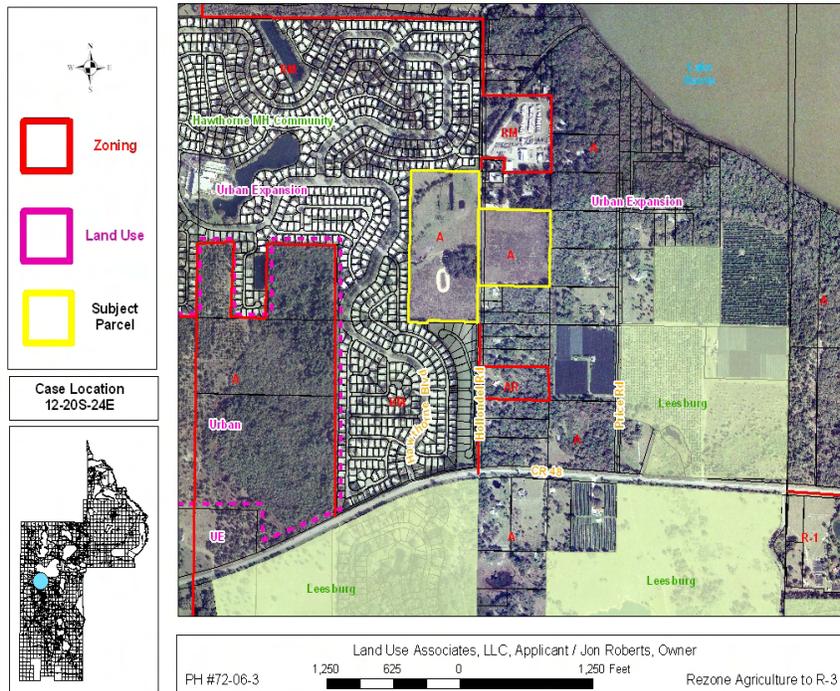
**CASE NO:** PH#72-06-3

**AGENDA NO:** #5

**OWNERS:** Jon Roberts

**APPLICANT(S):** Sharon O. Farrell, Land Use Associates, LLC

**GENERAL LOCATION:** Okahumpka area – Property lying on the E and W side of Hollandel Road, N of CR 48.



**APPLICANT'S REQUEST:** A request for rezoning from A (Agriculture) to R-3 (Medium Residential) to allow for the construction of a residential subdivision.

**SIZE OF PARCEL:** 29.6 +/- acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Approval

**TRACKING NO.:** #80-06-Z

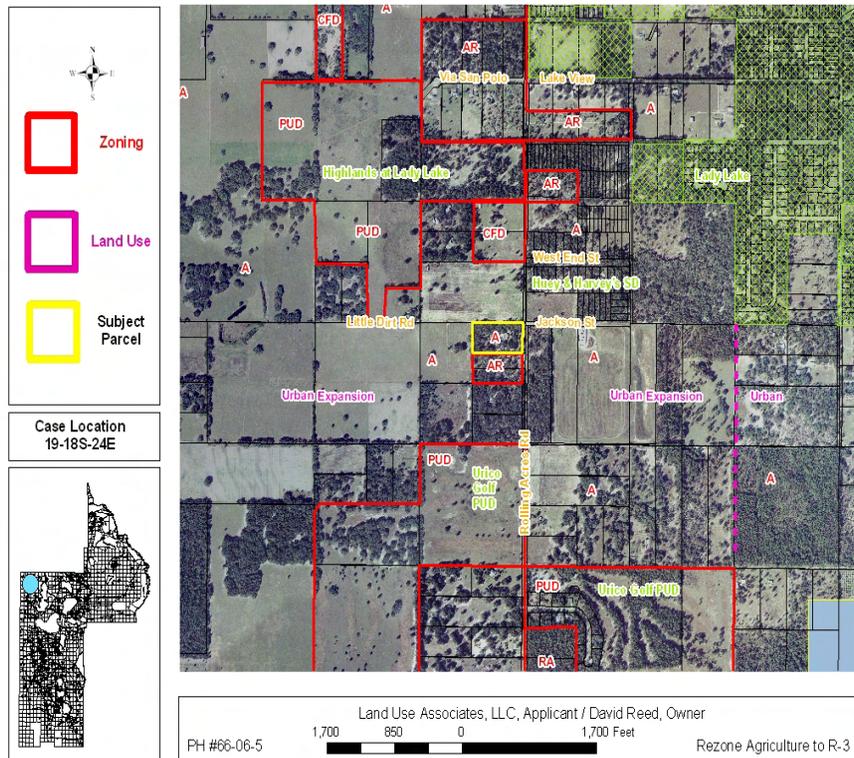
**CASE NO:** PH#66-06-5

**AGENDA NO:** 6

**OWNERS:** David Reed / Cherrywood Cove

**APPLICANT:** Sharon Farrell, Land Use Associates, LLC and Bruce Duncan, Esq.

**GENERAL LOCATION:** Lady Lake area – Property lying at the SW corner of the intersection of Rolling Acres Road and Little Dirt Rd, a non-county maintained road.



**APPLICANT'S REQUEST:** A request to rezone from A (Agriculture) to R-3 (Medium Residential) to allow for an 18-lot residential development.

**SIZE OF PARCEL:** 5 +/- acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Approval

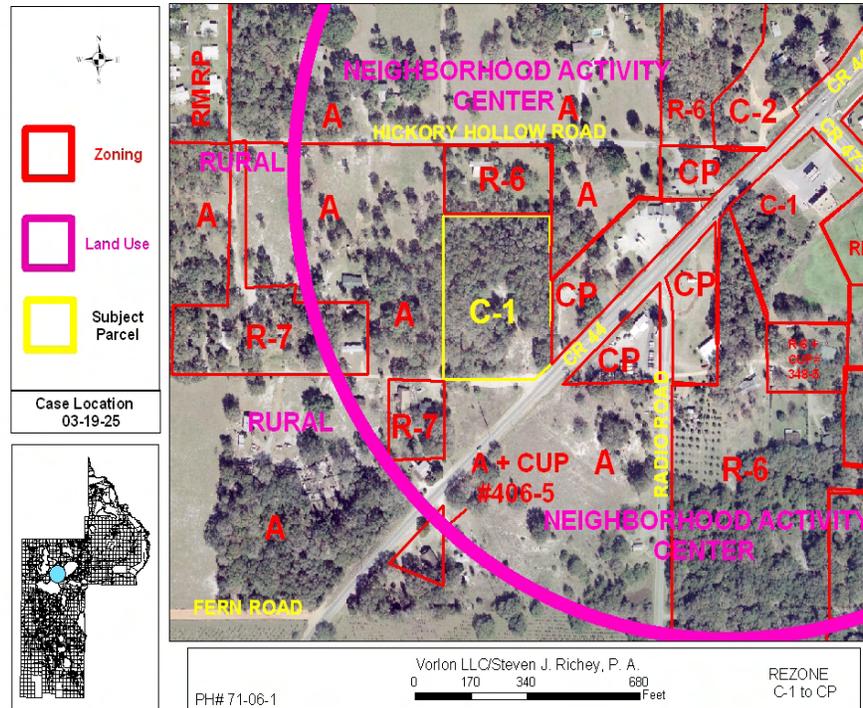
CASE NO: PH#71-06-1

AGENDA NO: #7

OWNERS: Vorlon LLC

APPLICANT: Steven J. Richey, P.A.

GENERAL LOCATION: Haines Creek – Property lying NW'ly of the intersection of CR 44 and Variety Tree Rd, a non-county maintained road.



**APPLICANT'S REQUEST:** A request for rezoning from C-1 (Rural or Tourist Commercial) to CP (Planned Commercial) to allow the use of the site for climate controlled storage, conventional storage, retail sales, postal & parcel services, RV/boat storage, professional office, and caretaker's facility.

**SIZE OF PARCEL:** 3.33 +/- acres

**FUTURE LAND USE:** Neighborhood Activity Center

**STAFF'S RECOMMENDATION:** Approval

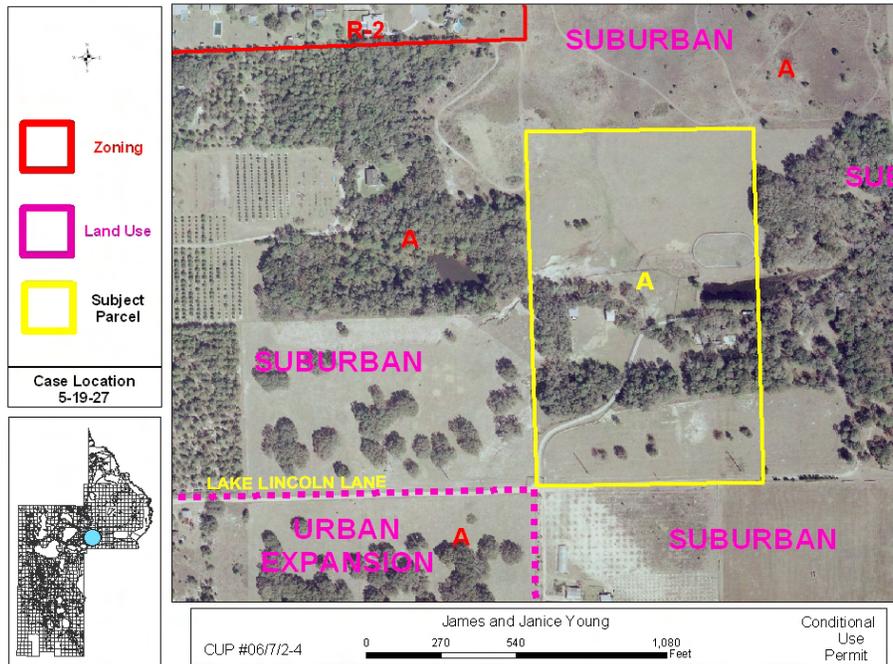
**TRACKING NO.: #84-06-CUP**

**CASE NO: CUP#06/7/2-4**

**AGENDA NO: #8**

**OWNERS:** James & Janice Young

**GENERAL LOCATION:** Eustis area – Property lying approximately 1/4 mile NE'ly of the intersection of SR 44 and Estes Road, on the E side of Estes Road and N of Lake Lincoln Lane, a non-county maintained road.



**APPLICANT'S REQUEST:** A request for a CUP in A (Agriculture) to allow processing of organic agricultural (vegetables & herbs) products in addition to those uses existing on the site (greenhouse & barn).

**SIZE OF PARCEL:** 24 +/- acres

**FUTURE LAND USE:** Suburban

**STAFF'S RECOMMENDATION:** Approval

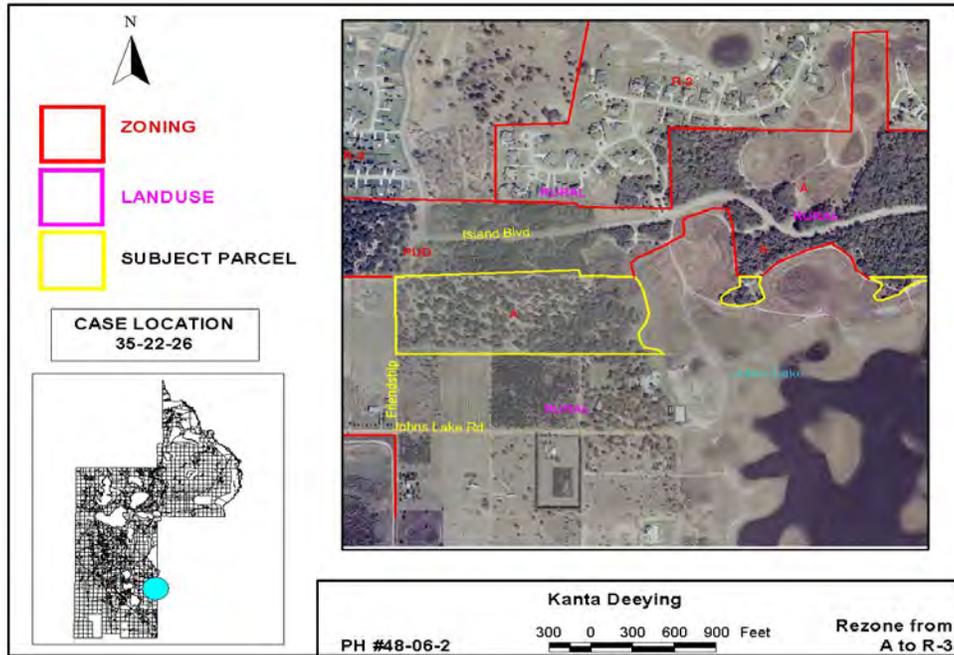
TRACKING NO.: #54-06-Z

CASE NO: PH#48-06-2

AGENDA NO: #9

OWNER: Kanta Deeying  
APPLICANT: Guy Grayford

GENERAL LOCATION: Clermont area – Property lying S of the intersections of Hartle Road and Island Blvd and N of Johns Lake Road.



**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to R-3 (Medium Residential) for construction of a single-family residential subdivision.

**SIZE OF PARCEL:** 29.70 +/- acres

**FUTURE LAND USE:** Rural

**STAFF'S RECOMMENDATION:** Denial

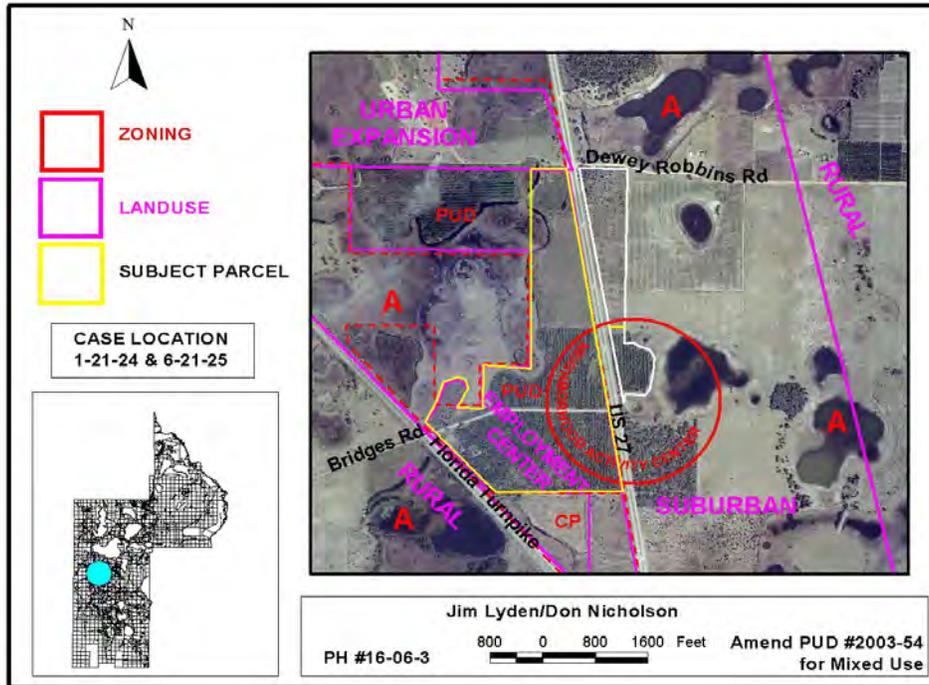
**TRACKING NO.: #24-06-PUD/AMD**

**CASE NO: PH#16-06-3**

**AGENDA NO: #10**

**OWNER: Jim Lyden & Don Nicholson**  
**APPLICANT: Craig Kosuta & Associates**

**GENERAL LOCATION:** Leesburg area – From the intersection of US 27 and CR 48, proceed approximately 3-1.2 miles south on US 27 to the property located on the west side of the road.



**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to PUD Ordinance #2004-78 (Golden Fleece) to increase the residential and commercial uses and decrease office uses.

**SIZE OF PARCEL:** 174.42 +/- acres

**FUTURE LAND USE:** Suburban and Employment Center

**STAFF'S RECOMMENDATION:** Denial

**TRACKING NO.: 89-06-CUP/REV**

**CASE NO: CUP#02/5/4-3**

**AGENDA NO: #11**

**OWNERS: Barbara Shelley**

**APPLICANT: Shelley's Septic**

**GENERAL LOCATION:** Okahumpka area – From the intersection of CR 33 and CR 48, proceed 2 miles S on CR 48 with the property lying on the W side of the road near the intersection of Austin Merritt Rd.

**[NO IMAGE AVAILABLE]**

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for **revocation** of the uses permitted under Ordinance #2003-96, for a land application site for spreading of domestic wastewater residuals and septage.

**SIZE OF PARCEL:** 614 +/-acres

**FUTURE LAND USE:** Rural

**STAFF'S RECOMMENDATION:** Approval of Revocation